



TOWN OF GARNER DEVELOPMENT SERVICES UPDATE

FALL 2015

The Town of Garner Development Services team includes the Planning, Inspections, Engineering and Economic Development departments, which work together to provide services, infrastructure and support to encourage and enable business and residential development in Garner.

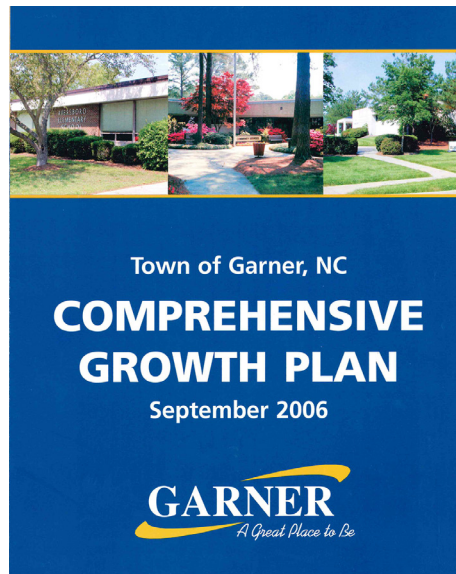
Town Seeks Public Input on New Comprehensive Plan

IN JANUARY, THE TOWN will look to exchange, debate and select ideas that will mature into written guidelines known as a comprehensive growth plan.

While a significant portion of such a plan is devoted to development services, these plans are truly comprehensive in that the guidance provided touches each and every function of local town governance including planning, transportation, recreation, public health, utilities, finance, human resources, maintenance, emergency services and code compliance.

That guidance, in turn, comes from the deliberate exchange and debate of ideas about what Garner should look like and how it should operate in the future. Since these planning efforts seek to be as comprehensive as possible, we'll want to hear the ideas of not only the elected and appointed representatives of the people, but of the individual resident, employer, employee and visitor as well.

The Town is currently engaged in selecting a group of professionals and consultants who will lead Garner's comprehensive planning efforts. This group will facilitate the exchange of ideas from the development community regarding Garner's future through 2033.



Town staff are gearing up for an update of the comprehensive growth plan, last revised in 2006.

Remaining a first-rate town for development can be achieved only through the involvement and participation of those who do business with Garner's Development Services team. Interested engineers, surveyors, landscape architects, urban designers, architects, real estate agents, investors and others are encouraged to provide their contact information to senior planner David Bamford at dbamford@garnernc.gov.

DUKE SITE READINESS PROGRAM TAPS TOWN

The Town of Garner was selected to participate in the Duke Site Readiness Program, an economic development program of Duke Energy. Through this program, sites with significant development potential are evaluated by national site selection consulting firm McCallum Sweeney, and the consultants' recommendations help communities and property owners prepare for development.

The 152-acre Garner Industrial Site at Greenfield South Business Park was evaluated, and a grant of \$10,000 is being provided by Duke Energy to implement the consultants' recommendations. The site will also be marketed by Duke Energy's Economic Development staff around the country.

STAY CONNECTED



Email John Hodges at jhodges@garnernc.gov to subscribe to this newsletter.



townofgarner

Town Council Makes Revisions to Garner's Incentives Policy

THE TOWN COUNCIL passed a new incentives policy this past spring, updating the old policy to bring it in line with other incentive policies in our area. The revisions include the following:

- Reduction in the amount of investment needed to be considered for an incentive from \$10 million to \$5 million for new projects and from \$8 million to \$3 million for existing companies looking to expand. These new thresholds increase the number of potential projects eligible to apply for

Town inducements and thereby make Garner more competitive with other communities.

- Adding an additional incentive for companies creating more than 100 jobs, removing the 1 percent cap on incentives and increasing the incentive for locating a corporate headquarters in the town limits.

These policy changes help make Garner a more competitive and attractive community to invest in while allowing for necessary flexibility in helping to recruit or expand companies.

Ec Dev Plan of Work Drawn Up

GARNER ECONOMIC Development Director Joe Stallings presented his department's plan of work for the upcoming 12-18 months to the Town Council in August. The Economic Development Plan of Work is divided into five focus areas: organization, industrial/commercial, retail, entrepreneurship and residential development. The work that is done in the department will be directly related to accomplishing the goals set out under each of the five focus areas. Each focus area is then further broken down into objectives and specific action items to achieve those objectives.

"By focusing on these five focus areas, we are creating a more

comprehensive approach to how the Town tackles economic development. Each focus area plays a part in strengthening the local economy and broadening the tax base," Stallings said.

As part of the plan of work, the Economic Development Department began the Garner Business Retention and Expansion program, which kicked off in early September. The Town's Economic Development staff will be meeting with targeted businesses throughout Garner to help ensure that the Town is meeting the needs of the local business community. If you would like a Town representative to visit your business, call Joe Stallings at 919.773.4431 or email jstallings@garnernc.gov.

Recent Additions to the Development Services Team



Jeff Fogle

Chief Fire Inspector Jeff Fogle has over 20 years of experience in fire, EMS and law enforcement, 11 of which have been as a fire code enforcement official. Prior to joining the Town of Garner, Jeff was the assistant fire marshal for the City of Fayetteville and an assistant fire chief for a county department.



Mari Howe

Prior to coming to Garner, Downtown Development Manager Mari Howe worked for the Small Business Technology and Development Center as a senior research analyst and the Chatham County Economic Development Corporation as an entrepreneur resource specialist. She has a master's degree in city and regional planning from UNC-Chapel Hill.



Courtney Jenkins

Senior Administrative Support Specialist Courtney Jenkins is responsible for assisting the Town's planning director and staff as well as the general public, developers and appointed boards. She became a North Carolina certified zoning official in July. Courtney came to Garner from the Town of Knightdale where she served as the planning technician for two and a half years.



Matt Klem

Planner II Matt Klem graduated from Appalachian State University in 2010 with a bachelor of science degree in political science with a concentration in local government administration and a minor in community and regional planning. He has interned with the Town of Knightdale and has been employed by both the Town of Wendell and Town of Rolesville.



Robert Liles

Chief Code Compliance Officer Robert Liles is a certified building inspector level 1-standard, electrical inspector level 1-standard, plumbing inspector level 1-probationary and mechanical inspector level 1-probationary. He is a licensed general contractor and real estate broker. He previously worked as a housing inspector with the City of Raleigh.

DIRECTORY

John Hodges, Assistant Town Manager-Development Services:
919.773.4437, jhodges@garnernc.gov

Economic Development: 919.773.4431

Engineering Department:
919.773.4425

Inspections Department:
919.773.4433

Planning Department: 919.773.4449

DEPARTMENTS TO GET TEMPORARY NEW HOMES

We're building a new Town Hall at the site of the existing one (900 7th Ave.), so our departments will relocate during construction. The Planning and Inspections departments will go the police annex at 400 Aversboro Road in early January. Engineering and Economic Development will move into office space at 914 7th Ave. in mid- to late January. The new Town Hall should open mid-2017.

